SOVEREIGN PLACE

GILLINGHAM

YOUR MOVE
LAND & NEW HOMES

SOVEREIGN PLACE

FIVE LUXURY HOUSES

A select new development of five 3 bedroom homes built to 'Sovereign Exclusive Homes' high standards, situated on the border of Rainham and Gillingham, close by the picturesque River Medway Estuary.

Beautifully presented, these homes are strikingly unique.

Inside, a sanctuary that meets the high demands of modern living, with fully fitted kitchen/dining rooms, and three good size bedrooms each offered with an en-suite. The lounges open out onto sizeable secluded balconies. A fantastic space for entertaining or low maintenance relaxation.

Conveniently placed for commuters with mainline railway stations in Gillingham and Rainham each connecting to London . For those travelling by road, the M2 an M20 are close by providing routes to the motorway networks, London and major airports.

Greenwich University Medway Campus is positioned approximately 1.6 miles away, Gillingham town centre with a good variety of shops and mainline station for London and the South East coast just 1.1 miles distant. Medway Park sports complex is within access as is Chatham Dockside outlet centre with cinema complex, many restaurant facilities and good variety of shops.

Here At Sovereign Exclusive Homes...

Our aim is to build desirable contemporary homes, going that extra mile with a high build quality and specification.

Lignacite facia blocks were sourced to give the homes that beautiful blend of grey/silver exterior to the ground floor with an attractive Linen K-Render above.

We wanted to make sure that the balcony spaces are not only large, but appropriately screened for privacy.

We have selected opaque laminated glass to top each balcony and laid durable weather proof decking, each will be wired for external lighting and power.

Inside, we have selected high specification 'Neff' cooking appliances comprising Tower oven, integrated Microwave/oven combination, hob and extractor.

Integrated fridge/freezer, washing machine & dishwasher are also supplied as standard, all to ensure the homeowner has the very best cooking facilities and working space within the room.

The ground floors are beautifully tiled throughout, bathrooms and cloakrooms are fully tiled. Reception rooms are finished with coving and a neutral décor so the new owners will not be restricted in their choices of furnishing.

We realize success, when our customers see and appreciate the difference in the quality of 'Sovereign Exclusive Homes'.

Plots 1 - 5 **(3 & 5 Handed)**

Ground Floor

First Floor

Second Floor

SPECIFICATION

All units to be offered with flooring as standard, choices available dependent on stage of construction

Energy Efficiency

Gas fired central heating

Insulated Cavity Walls and loft space

Double Glazing

Kitchen

Modern Neutral coloured units with complimentary work surface

Integrated Fridge Freezer, dishwasher and washing machine

Integrated Neff Tower oven, Microwave/Oven, Neff hob and extractor fan

Stainless Steel sink with polished chrome mixer tap

Bathroom & En-suites

Contemporary white sanitary ware with chrome taps and fittings

Towel rails

Full bath to Master Suite

En-suite shower rooms to bedrooms 2 & 3

Electrical

LED down lights to Kitchen/diner, bathroom, en-suites, hallway & landings. Pendants to living room & bedrooms.

Generous supply of power outlets

Telephone points installed to lounge

TV Points and sky cabling to lounge and master bedroom

External lighting to each plot

Balconies wired for lighting

External

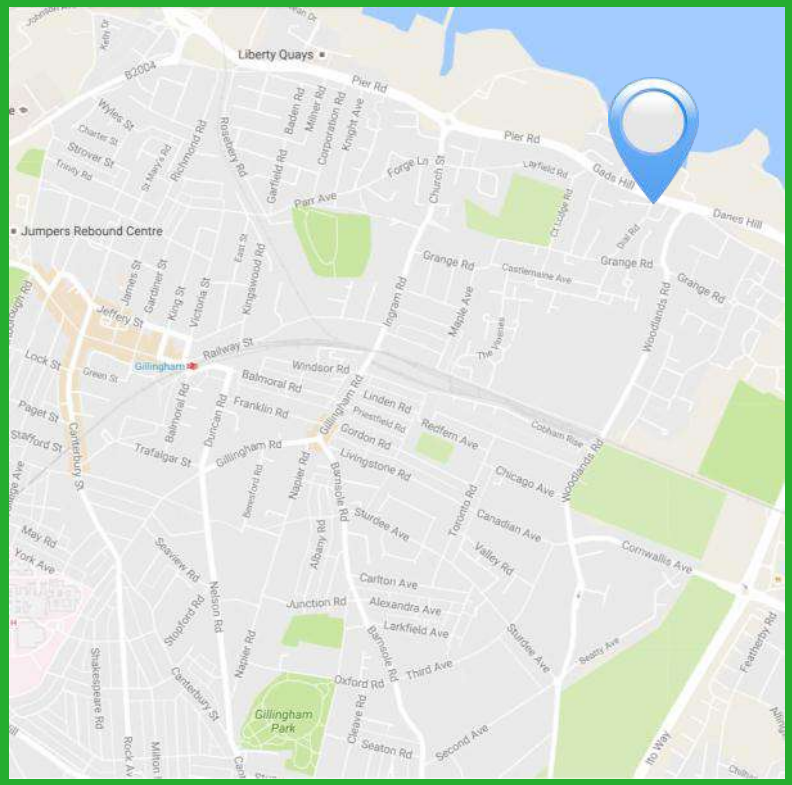
Large Screened Balconies with Decking

Car Port and additional bays for parking

Water efficient outside tap

Peace of Mind

All homes are provided with a 10 Year NHBC Warranty



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Important Note to Purchasers. We endeavour to make our sales particulars accurate and reliable however, they do no constitute or form part of an offer or any contract and none is to be relied upon as statement of representation of fact.

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For further information please contact the Rainham branch of Your Move on the number below or email directly rainham@your-move.co.uk

01634 370477 **your-move.co.uk**

Sovereign Exclusive Homes

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability of efficacy is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. Your Move Land & New Homes is a trading name of your-move.co.uk, registered in England at Newcastle House, Albany Court, Newcastle Business Park, Newcastle Upon Tyne, NE4 7YB (number 01864469) Calls may be recorded and/or monitored for training and/or security purposes